

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Wednesday, November 30, 2011
Regular Meeting – 3:30 p.m.**

**BRENDA WISNESKI
Zoning Administrator**

**FERN NUENO
Assistant Planner**

**BENJAMIN M. ZDEBA
Planning Technician**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Soak Day Spa – Minor Use Permit No. UP2011-030 (PA2011-180)
504 West Balboa Boulevard Council District 1

SUMMARY: A Minor Use Permit application for a day spa (Personal Services, Restricted) within an existing building. The spa will offer treatments including saunas and baths. The spa will also include retail sales of related products. The property is located in the MU-V (Mixed-Use Vertical) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-030 (PA2011-180) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 2. Narcissus Avenue Parcel Map No. NP2011-009 (PA2011-192)
214 & 216 Narcissus Avenue Council District 6

SUMMARY: A Tentative Parcel Map to allow the combining of a lot and portions of two lots to create two 35-foot-wide parcels of land for a single-unit development on each parcel. The property is comprised of a standard 30-foot-wide lot, an adjacent 15-foot-wide half lot, and a 25-foot-wide portion of an additional lot. The new parcels will not meet the minimum lot width requirement of 50 feet and area requirement of 5,000 square feet set forth in Title 20 (Zoning) for new subdivisions; however, the width and area are consistent with typical lots in the area. The property is currently occupied by a single-unit dwelling that will be demolished. The property is located in the R-1 (Single-Unit Residential) District.

RECOMMENDED**ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Parcel Map No. NP2011-009 (PA2011-192) subject to the recommended findings and conditions.

CEQA**COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.